

Chapter 14.10 Zones, Maps and Designations

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14.10.010 Zone and map designations established.

In order to accomplish the purposes of this document, the following zoning designations and zoning map symbols are established:

Table 14.10.010.A

Zoning Designations	Map Symbol	General Description
Commercial	CO	Commercial and Office, residential or commercial upper floor(s)
Mixed Use Institutional	MUI	Commercial, office, institutional, limited light industrial at ground level; residential use allowed on upper floors only
Light Industrial	LI	Light Industrial and Office, residential or industrial upper floor(s)
Mixed Use 12	MU12	Commercial at ground level adjacent to streets at a minimum; remainder of site can be residential; maximum density, 12 units per acre
Old Town-Mixed Use	OT	Retail/Office ground floor, residential or commercial upper floor(s)
Midtown	MT	Retail/Office ground floor, residential or commercial upper floor(s)
Riverside Village	RIV	Retail/Office ground floor, residential or commercial upper floor(s). Residential ground floor west of Railroad Avenue
Uptown-1 st Avenue	UT-1 st	Retail/Office ground floor, residential or commercial upper floor(s)
Residential-4 units per acre	R4	Single-family residential
Residential-4.5 units per acre	R4.5	Single-family residential
Residential-6 units per acre	R6	Single-family residential; duplexes permitted
Residential-8 units per acre	R8	Single-family residential; duplexes permitted
Residential-12 units per acre	R12	Single- and multi-family residential
Public Facilities	PF	Public property, including permanent municipal buildings, parks, schools and fire district properties

14.10.020 Zone and map designation purpose.

- A. The purpose statement for each zoning designation as described in this title shall be used to guide the interpretation and application of land use regulations within that zoning designation and shall be used to evaluate proposed changes to the range of permitted and conditional uses within each zoning designation. The zoning designations are consistent with the Downtown Sub-Area Plan as further set out in the Duvall Comprehensive Plan.

14.10.030 Zoning maps and boundaries.

- A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on the Official Zoning Map adopted by Ordinance.
- B. Changes in the boundaries of the zones shall be made by ordinance adopting or amending the Official Zoning Map.